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Online Only Real Estate Auction

302 West 3rd Street, O'Fallon, IL 62269

3BR/2BA HOME

**DETACHED
2-CAR GARAGE**

0.16± AC PARCEL



Bidding Closes: 6PM
Thursday, October 16, 2025

Viewing: 2:30-4:30PM
Sunday, October 12, 2025

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions

County: St. Clair ♦ **2024 Taxes:** \$4,031

Parcel Number: 04-30.0-406-019

Exemptions: Owner Occupied

Zoning: Single Family

Total Lot Size: 0.16± Ac

Schools: O'Fallon Dist. #90 & O'Fallon HS

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

Any announcement made day of sale takes precedence over any printed material



Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

302 West 3rd Street Property Information

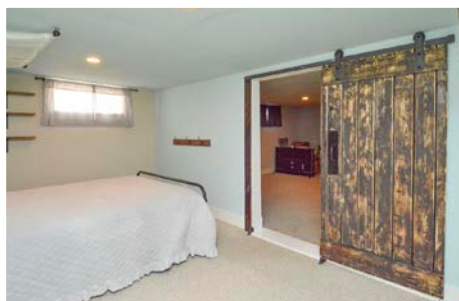
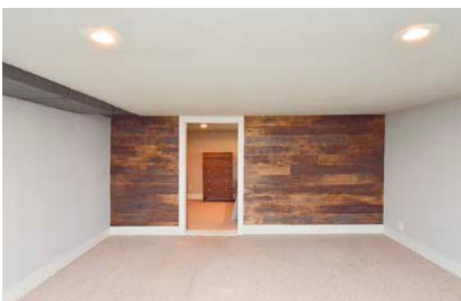
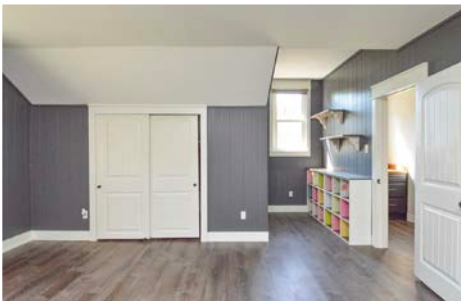
3BR/2BA ~ 1,957± Finished SF ♦ Year Built: 1907 ♦ Forced Air Heating ♦ Central AC ♦ Gas Furnace ♦ Water & Sewer: Public ♦ Electric: Circuit Breaker
Electric Water Heater (New in '22) ♦ Basement: Full, Partially Finished ♦ Recently Updated Kitchen w/ Stainless Steel Appliances
New Brick Patio w/ Firepit & Fence Installed in 2025



Step into this beautifully updated, full brick ranch home in O'Fallon, IL, where modern comfort meets timeless charm. With three spacious bedrooms and two fully renovated bathrooms, the home offers a welcoming and functional layout. At its heart lies a recently refreshed kitchen featuring custom cabinetry, butcher block countertops, a tiled backsplash, and sleek new stainless-steel appliances. Premium LVP flooring flows seamlessly into the cozy living room, illuminated by large vinyl windows. Adjacent to the living space, a second bedroom now being used as a formal dining room, sets the stage for holiday gatherings, while the combined kitchen and dining area make everyday meals a breeze. Just off the hallway, a full bathroom sits conveniently near the main level bedroom. The central hallway also provides access to both the upper and lower levels. Upstairs, an open landing leads to a versatile bonus room, ideal for a game room or home office, next to a three-quarter bathroom. The oversized primary bedroom is just steps away, featuring vinyl windows and two walk-in closets. The partially finished lower level offers a bonus room that could be used as a fourth bedroom which opens into a spacious family room. Additional unfinished space provides generous storage and includes washer and dryer hookups. Outside, the covered front porch invites quiet mornings, while the back porch overlooks a fully fenced yard complete with a newly installed brick patio and firepit, perfect for weekend barbecues. Situated just moments from parks, schools, shopping, and dining in downtown O'Fallon, offering the perfect blend of convenience, comfort, and style.

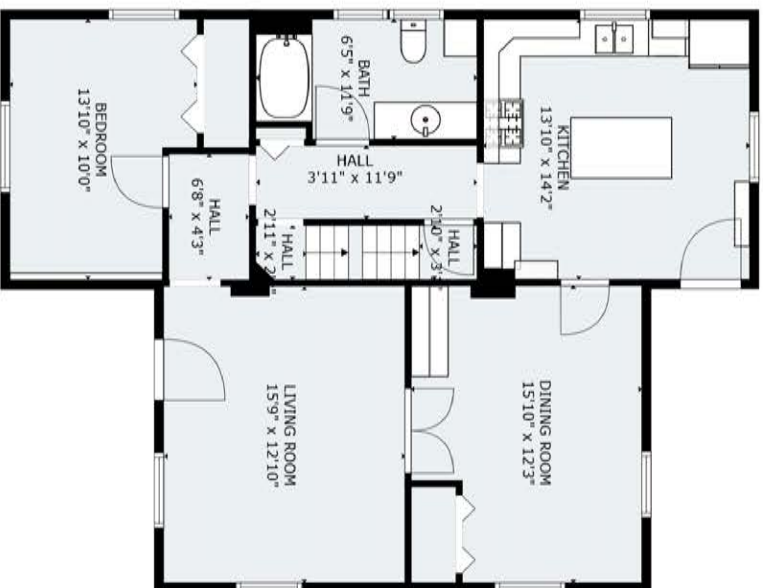


Additional Property Photographs

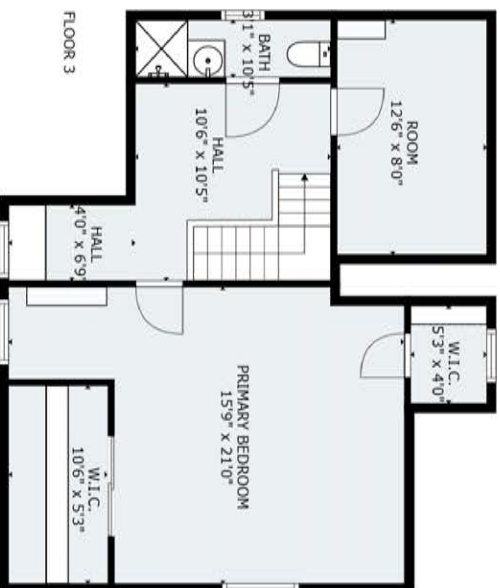




FLOOR 1



FLOOR 2



FLOOR 3

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

